

# Parking Regulations

Presented to the Indianapolis Neighborhood Resource Center

**Effective Date: April 1, 2016**

# Off-Street Parking

Zoning ordinance regulates off-street parking:

- How much is required for a given use
- Where it can be located on a site
- How a parking area is designed

***Zoning does not regulate on-street parking.***

# Reasons for Change

- Compared old off-street parking standards to current national practices.
- Identified a need to adjust some requirements:
  - Relate off-street parking requirements to the context of each location.
  - Update off-street parking requirements to include alternative types of vehicles.
  - Limit the practice of over-sizing parking areas for some uses.

# Off-Street Parking Topics

Tonight we will cover these elements:

- Required off-street parking for specific land uses
- Adjustments to required off-street parking standards
- Location and design of required off-street parking

# Required Off-Street Parking

See p. 578 / p. 491

## General Requirements

- No off-street vehicle parking required if located in the “Mile Square” Area or in a MU-4 district.
- No off-street parking required for any parcel less than 5,000 sq. ft. except SF attached or SF detached.
- Minimum off-street parking in CBD-2, CBD-3, and MU-3 districts:
  - 1 space per 900 sq. ft. of floor area (regardless of use)

# Off-Street Parking by Use

- Reduced the minimum standard for some uses.
- Revised the minimum standard for some uses so based on gross floor area.
- Established maximum standard for some uses.
- Established minimum required bicycle parking for some uses.

**See Table 744-402-1 (Handout)**

# Residential Uses

## Excerpt from Table 744-402-1

**Table 744-402-1: Required Parking Table**




Standards based upon square footage refer to the total floor area square footage.

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>RESIDENTIAL USES</b>			
Single-Family Detached Dwellings and Dwelling Structures with Four or Fewer Units	1 per dwelling unit	None	Not required
Single-Family Attached Dwellings (a/k/a Townhouses or Rowhouses)	1 per dwelling unit	None	Not required
Multifamily Dwellings (five or more units)	1 per dwelling unit (between one and three-stories); 0.75 per dwelling unit (for entire structure if over three stories)	None	3 spaces or 10% of required off-street parking spaces, whichever is greater
			60% must be enclosed
Live/Work Unit	2 per dwelling unit	None	Not required
Assisted Living Facility	1 per 2 habitable units, plus 1 visitor space per 20 habitable units	2 per 3 habitable units	3 spaces
Nursing Home	1 per four beds at design capacity, plus 1 visitor space per six beds	1 per two beds	3 spaces



# Public, Institutional, Religious and Civic Uses

Excerpt from Table 744-402-1

PUBLIC, INSTITUTIONAL, RELIGIOUS AND CIVIC USES			
LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
Community Center, Club or Lodge, Athletic Club, Recreation Facility, Museum, Library, or Art Gallery	1 per 400 sf	 1 per 200 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [1] 30% must be covered or enclosed
Auditorium, Assembly Halls, and other uses involving assembling of persons (unless otherwise listed in this table)	1 per 4 seats in main auditorium	None	 3 spaces or 10% of required off-street parking spaces, whichever is greater [1]
Day Care Center or Nursery School	1 per 400 sf	1 per 200 sf	Not required
Greenway, Park, or Playground	No parking required	None	Not required
Religious Uses	1 per 4 seats in the place of worship, or 1 per 1,000 sf, whichever is greater	None	3 spaces
Schools: Elementary or Middle	1 per 20 students at design capacity	None	10% of required off-street parking spaces
Schools: High Schools	1 per 8 students at design capacity	1 per 6 students at design capacity	10% of required off-street parking spaces
Other educational facilities	1 per 3 students at design capacity	None	10% of required off-street parking spaces
			30% must be covered or enclosed
 Hospital	1 per 3 patient beds at design capacity	1 per 2 patient beds at design capacity	5% of required off-street parking spaces [1]
			60% must be covered or enclosed
Medical or Dental Offices, Centers, Clinics, or Treatment Facilities	1 per 300 sf	1 per 150 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [1]
Medical or Dental Laboratories	1 per 350 sf	1 per 200 sf	3 spaces



# Agricultural, Animal Related, and Food Production Uses

Excerpt from Table 744-402-1

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>AGRICULTURAL, ANIMAL RELATED, and FOOD PRODUCTION USES</b>			
Agricultural Machinery and Equipment Sales, Rental, or Repair	1 per 1,000 sf	None	Not required
Animal Care, Boarding, Veterinarian Services	1 per 400 sf	None	2 spaces
Processing and Packaging of Food and Beverages, and Processing of Stock	1 per 1,000 sf	None	3 spaces

# Commercial and Industrial Uses

Excerpt from Table 744-402-1

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>Business, Home, and Personal Services or Repair</b>			
Crematorium or Funeral Home	1 per 4 seats in main seating areas or 1 per 200 sf, whichever is greater	None	Not required
Dry Cleaning Plant or Industrial Laundry	<i>See Manufacturing or Industrial Plants</i>		
Personal or Commercial Services including Consumer Services or Repair of Consumer Goods, Hair and Body Care Salon or Service, Financial and Insurance Services (banks and check cashing or validation services), Laundromats, Printing Services, and Tattoo Parlors	5 spaces or 1 per 350 sf, whichever is greater	None	3 spaces or 10% of required off-street parking spaces, whichever is greater [1]
<b>Food, Beverage, and Indoor Entertainment</b>			
Adult Entertainment Business	Greater of 1 per 285 sf or 1 per 2 seats	None	Not required
Bar, Tavern, Night Club, or Cabaret; Eating Establishment or Food Preparation	1 per 150 sf	1 per 100 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater
Indoor Recreation & Entertainment	Greater of 1 per 4 fixed seats or 1 per 400 sf if no fixed seating	Greater of 1 per 2 fixed seats or 1 per 250 sf if no fixed seating	10% of required off-street parking spaces [1]
<b>Heavy Services</b>			
Commercial and Building Contractors; Heavy Equipment Sales, Service or Repair	1 per 1,000 sf	None	Not required
<b>Lodging</b>			
Hotel, Motel, Hostel; or Bed and Breakfast	1 per guest room	1.5 per guest room	3 spaces
Notes: [1] However, in no instance shall the total number of bicycle parking spaces required exceed 5 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met. [2] However, in no instance shall the total number of bicycle parking spaces required exceed 8 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.			

## Commercial and Industrial Uses

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>Manufacturing</b>			
Artisan Food and Beverage, and Artisan Manufacturing	1 per 350 sf	1 per 200 sf	Greater of 3 spaces or 10% of required off-street parking spaces
Manufacturing or Industrial Plants	1 per 1,000 sf	None	Greater of 3 spaces or 5% of required off-street parking spaces [1]
<b>Offices</b>			
Office: Business, Professional (includes research and development offices), or Government (includes Post Office).	1 per 350 sf	1 per 200 sf	10% of required off-street parking spaces [1]
			60% must be covered or enclosed
<b>Outdoor Recreation and Entertainment</b>			
Outdoor Recreation and Entertainment, General	1 per 400 sf, plus 1.5 per 10,000 sf outdoor recreation /entertainment area	None	Greater of 3 spaces or 10% of required off-street parking spaces
Golf Course	1 per 250 sf of clubhouse and similarly common areas, plus 3 per green	None	Not required
<b>Research and Development</b>			
Agricultural Sciences R&D; Clean Energy R&D; Information Technology R&D; Life Sciences R&D; Logistics R&D; Research and Development, Other	1 per 1,000 sf	None	3 spaces
<b>Retail Sales</b>			
All Retail Sales uses	1 per 350 sf if under 200,000 sf; 1 per 400 sf if 200,000 sf or larger; plus 1 per 1,000 sf of outside display area	1 per 200 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [2]

Notes:

[1] However, in no instance shall the total number of bicycle parking spaces required exceed 5 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.

[2] However, in no instance shall the total number of bicycle parking spaces required exceed 8 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.

# Commercial and Industrial Uses

Excerpt from Table 744-402-1

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>Utilities</b>			
Any use in the Utilities category	No parking required	None	Not required
<b>Vehicle-Related Operations</b>			
Automobile Fueling Station	1 per 250 sf; parking at fuel pumps can be counted toward requirement	None	2 spaces
Automobile, Motorcycle, Truck, and Light or Heavy Vehicle Service or Repair	2 per service bay plus 1 per 250 sf indoor sales/display area	None	2 spaces
Transit Center	Determined by Administrator	None	Determined by Administrator
All Other Vehicle-Related Operations	5 spaces	None	Not required
<b>Waste and Recycling; Wholesale Distribution or Storage</b>			
Mini-Warehouses (Self-Storage Facility)	1 per 30 units. Required parking shall not be used as rental or leased spaces	1 per 15 units	Not required
Warehousing, Wholesaling and Distribution; Waste and Recycling uses	1 per 1,500 sf	None	Not required
Bulk Storage of Commercial or Industrial Liquids; Heavy Outdoor Storage	No parking required	None	Not required

# ADA Parking

See p. 588 / p. 497

**Table 744-402-2: ADA Parking Requirement Summary**

- These requirements are applicable to all uses except residential facilities and units required to be fully ADA accessible, hospitals, and outpatient facilities, which have their own requirements.
- If more than one parking facility is provided on a site, these requirements apply separately to each parking facility
- This is a summary table only. Site design must comply with all provisions of 2010 ADA Standards for Accessible Design, as amended.

Required Off-Street Parking Spaces	Minimum Number of ADA Reserved Spaces	Required Off-Street Van-Accessible Spaces
0-25	1	1 per 6 required ADA spaces shall be van-accessible
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	
501-1,000	2% of the total number of parking spaces	
1,001 and over	20 plus 1 for each 100 spaces over 1,000	

# Electric Vehicles

See p. 588 / *p. 497*

## Electric Vehicle Charging Stations

- Two electric vehicle charging stations are required for developments with 500 or more off-street parking spaces.
- Electric vehicle charging stations shall count toward the total required off-street parking spaces.



# Bicycle Parking



- a. Bicycle parking shall be located in a visible area near the intended use.
- b. The minimum size of a bicycle parking space is two feet by six feet. Bicycle parking racks shall be provided for bicycle parking.
- c. Bicycle parking racks shall be located to avoid potential conflict with parking and circulation of motor vehicles. Bicycle parking racks shall be positioned out of any required walkway.
- d. Bicycle parking racks shall support each bicycle in a method that does not use a wheel as the primary means of support and connection to the rack.
- e. Bicycle parking racks shall enable the bicycle frame and one or both wheels to be secured through use of a "U" type lock.





# Bicycle Parking

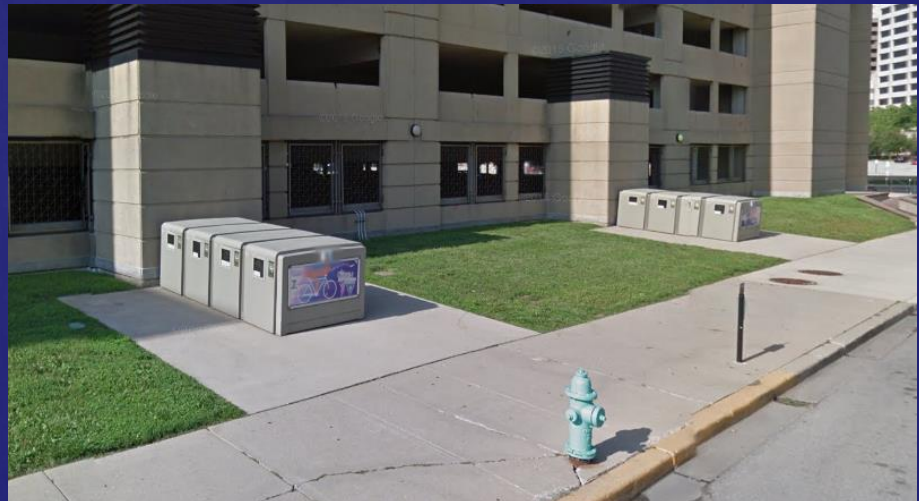
- f. Bicycle parking racks shall be securely anchored to a hard surface.
- g. Parallel bike racks shall be placed with a minimum of on-center spacing of 30 inches. Spacing of 48 inches is optimal.
- h. Required covered bicycle parking shall mean bicycle parking spaces that are either in a parking garage, or sheltered by a roofed structure with at least two walls to protect from rain and snow with the cover large enough to keep the bicycles dry.



# Bicycle Parking

See p. 588 / p. 497

- i. Required enclosed bicycle parking shall mean bicycle parking spaces that are located in one of the following:
1. Locked room.
  2. Individual or community storage area.
  3. Bicycle locker.
  4. Locked area that is enclosed by a fence or wall with a minimum height of 8 feet.
  5. Private garage serving a dwelling within a multi-unit (residential) building.
  6. Inside a residential dwelling unit if the dwelling unit has an exterior ground floor entry.







# Structured Parking Requirement

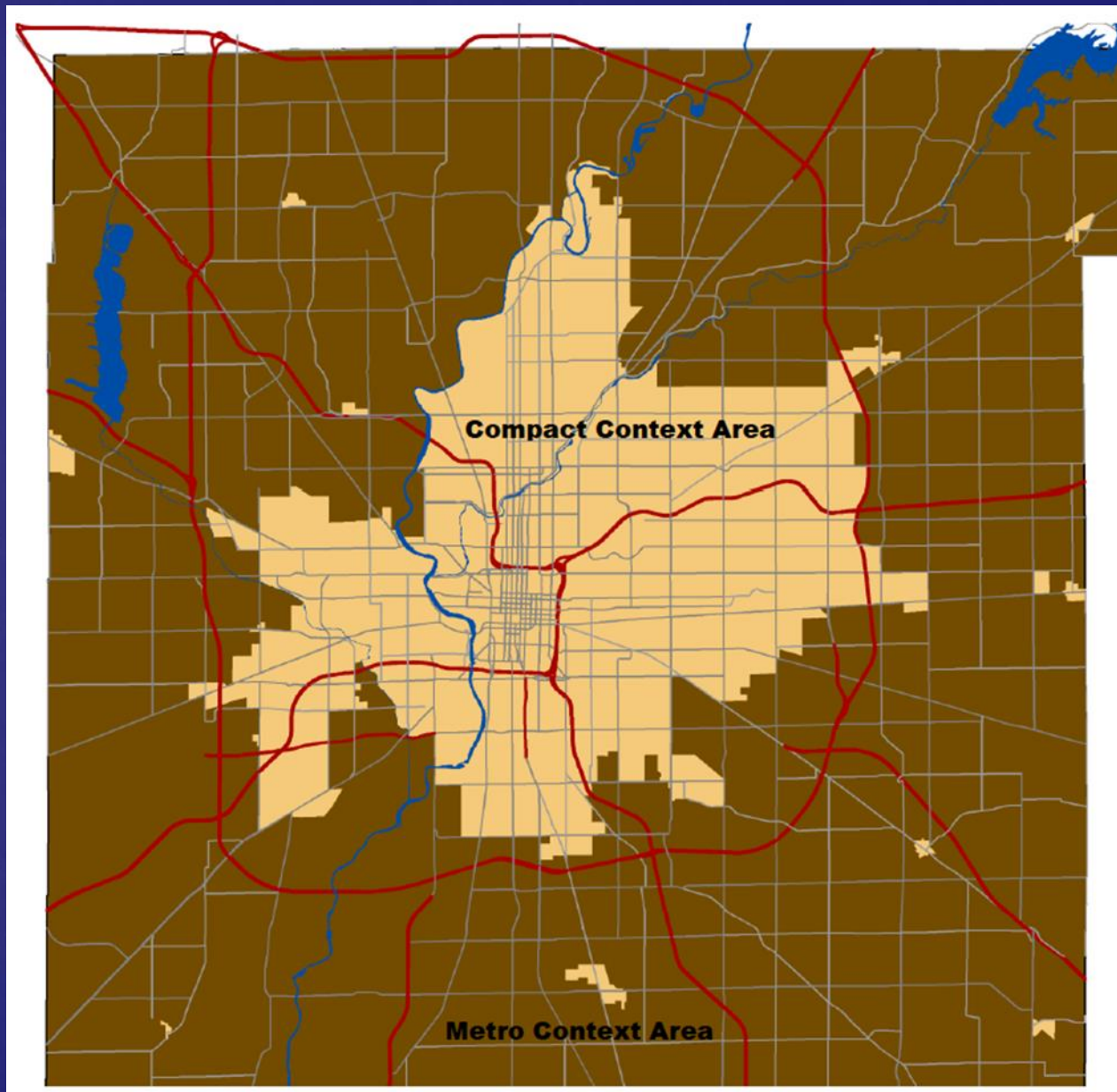
All developments in the Compact Context Area providing **400 or more** off-street parking spaces, shall provide **at least 80%** of those parking spaces in structured parking facilities.

Like a free-standing parking garage

Or

Parking integrated within the primary building





# Adjustments to Parking

Required off-street parking can be reduced.

The amount of the reduction is determined by:

- On-site characteristics,

Or

- Parking area features.

**Maximum cumulative reduction is 35% of the required minimum parking.**

# Adjustments – On-Street Spaces

In the Compact Context Area:

- On-street Parking spaces in place at time of permit issuance, may be counted towards minimum off-street parking requirements

If

- Located on the same side of the street of the property, and
- Located directly in front of the property.



# Adjustments - Shared Parking

- When two separate land uses share a parking lot or structure, the total off-site parking for the two uses may be reduced by the factors shown in the table.

See p. 591 / p. 499

Table 744-403-1: Shared Parking Reduction Factors					
Add the two parking requirements and divide by these factors					
Property Use	Multifamily Residential	Public, Institutional, or Civic	Food, Beverage, Indoor, Entertainment, or Lodging	Retail	Other Commercial
Multifamily Dwellings		1.1	1.1	1.2	1.3
Public, Institutional, or Civic	1.1		1.2	1.3	1.5
Food, Beverage, Indoor, Entertainment, or Lodging	1.1	1.2		1.3	1.7
Retail Sales	1.2	1.3	1.3		1.2
Other Uses in the Commercial and Industrial Uses Category	1.3	1.5	1.7	1.2	

# Adjustments –Public Transportation

See p. 590 / p. 499

## Proximity to public transportation

- Any development with a lot line located within  $\frac{1}{4}$  mile of a transit stop improved with a shelter and on a transit emphasis corridor:
  - Can reduce minimum off-street parking by 30%
- If located between  $\frac{1}{4}$  mile and  $\frac{1}{2}$  mile of a transit stop improved with a waiting pad and on a transit emphasis corridor:
  - Can reduce minimum off-street parking by 10%

# Adjustments – Charging Stations

See p. 590 / *p. 499*

For each electric vehicle charging station provided:

- May reduce the minimum required off-street parking by two spaces

And

- Each charging station counts toward the minimum number of required spaces.

# Adjustments – Bicycle Parking

- For every five bicycle parking spaces provided in excess of the required bicycle parking:

Or

- For every five bicycle parking spaces provided when no bicycle parking is required:
  - The minimum number of required off-street parking spaces may be reduced by one
  - Maximum reduction allowed is five off-street spaces.

# Adjustments – Shared Vehicle

See p. 590 / *p. 499*

For each shared vehicle, carpool or vanpool space provided:

- Minimum number of required off-street spaces may be reduced by **four spaces**.

Plus

- The shared and pool spaces also count towards the minimum required spaces.

# Adjustments – Maximum Standard

- Can exceed the maximum parking requirements by up to 10%

If,

- Use permeable pavement or permeable pavers for the spaces that exceed the maximum standard.



# Adjustments - Redevelopment

When the new parking standards apply to a redevelopment or reconstruction project:

- The Administrator of the Division of Planning may authorize a reduction of the minimum off-street parking requirements by up to 10%

If,

- Necessary to provide required street frontage landscaping or required parking area landscaping.

See p. 592 / *p. 500*



# Location & Design Standards

Indy Rezone also made changes on where the parking is located and how it must be designed.

- Will not cover every regulation in this presentation.
- Will present selected items to highlight important changes.
- If particularly interested in this topic, should read Sec. 744-404

# Location

See p. 592 / *p. 501*

## In the Metro Context Area

- Accessory off-street parking areas must be located on the same lot as the use or building being served.

## In the Compact Context Area

- Accessory off-street parking areas may be located within 500 feet of the property containing the use or building being served.

### Provided:

- Administrator determines the location is likely to be available for parking use for at least five years.
- Parking area for a nonresidential use shall not be located within a dwelling district (unless the nonresidential use is permitted in that dwelling district).

# Location – Front of Building

There are restrictions on locating the parking area in front of a building:

See p. 593 / *p. 501*

Table 744-404-1: Limitations to Parking in Front of a Building	
Property location	Restriction
Regional Center and the North Meridian Street Corridor District	Not permitted
Dwelling Districts:	
D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8	Limited to the smaller of 30 ft. in width or 50% of the lot width
Other Dwelling Districts	N/A
Mixed-Use Districts	Not permitted
Commercial Districts:	
C-1	Compact Context area limited to 1 single-loaded row of parking
C-3	Compact Context area limited to 1 single-loaded row of parking Metro Context area limited to 1 double-loaded row of parking
C-4	Compact Context area limited to 1 single-loaded row of parking
C-5	Compact Context area limited to 1 double-loaded row of parking
C-7	Compact Context area limited to 1 double-loaded row of parking
Industrial Districts	Limited to 1 double-loaded row of parking
Note: The Architectural Graphic Standards in Figure 740-306-A refers to a double loaded row of parking as a "module". Where a single-loaded row of parking is permitted, the Architectural Graphic Standards applicable to one line of parking stalls and to the driving aisle giving access to those stalls shall apply. <sup>1903</sup>	





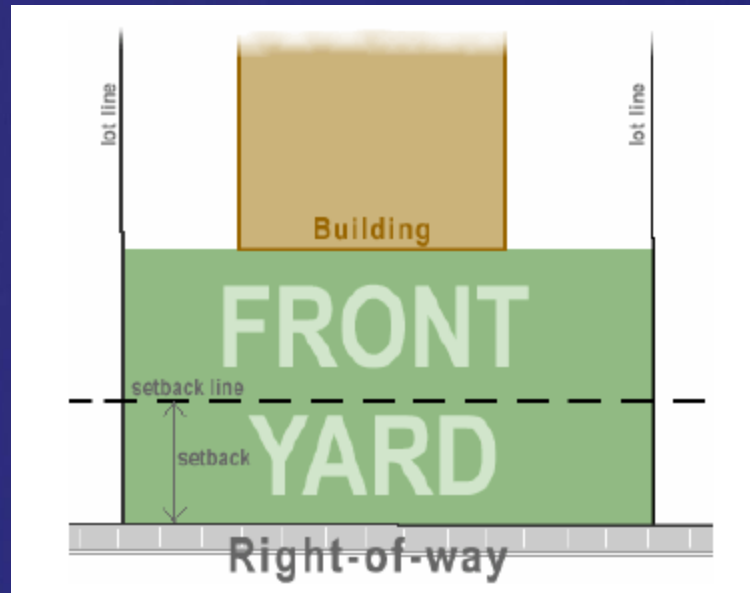
**Double-loaded  
row of parking**

**Single-loaded  
row of parking**



# Location – Front of Building

- When parking may be located in front of the building, there are some limitations:



- If located in an industrial or commercial zoning district, may occupy up to 10% of setback area.
- If located in a dwelling zoning district, may not exceed 30 feet in width or 50% of lot width (whichever is less).

# Location – Side & Rear Yards

Unless prohibited by another section of the zoning ordinance,

- Off-street parking may be located in any required side or rear yard (that is not a transitional yard)

Provided,

- Transitional yard and edge buffering landscape requirements are met.

See p. 594 / *p. 503*

# Design – Size of Spaces

See p. 597 / *p. 505*

Each parking space must have these dimensions:

- Residential uses: No less than 8.5 feet wide and at least 150 sq. ft. of usable area.
- All other uses: No less than 9 feet wide and not less than 18 feet long with usable area of at least 180 sq. ft.
- Up to 30% of required spaces may be designed as small vehicle spaces. Must at least 8 feet wide and 16 feet in length.



# Design – Specialty Spaces

- ADA parking spaces shall be located closest to the entrance of a building.
- After any required ADA spaces are located closest to a building entrance, the shared vehicle or pool spaces shall be the next closest space to the building entrance.
- Bicycle parking shall be located within 50 feet of a pedestrian entrance.

See p. 598 / p. 505

# Design – Parking Surface

See p. 599 / *p. 506*

For all uses other than Agricultural, Animal Related, and Food Production in a D-A district:

- Parking lot shall be paved with bricks or concrete; or
- Parking lot shall be improved with a compacted aggregate base and surfaced with asphaltic pavement; or
- Parking lot shall be improved with a compacted aggregate base and surfaced with permeable pavers or permeable pavement (approved by the city).

# Design – Gravel Parking Surface

- A gravel surface may be used for a period not to exceed one year after the new use is in place for which parking is provided.
- For single family detached dwellings, parking and drive surface may consist of a compacted aggregate base and gravel with a distinct edge boundary to retain the gravel.

See p. 600 / *p. 507*

# Design – New Provisions

See p. 601 / *p. 508*

## Rooftop Parking

- Permitted provided that building complies with all applicable building codes.

## Tandem Parking

- End-to-end tandem parking may be used to meet minimum off-street parking requirements for residential uses in the Compact Context Area.
- End-to-end tandem parking may be used to provide non-required parking in any zoning district, provided do not exceed the maximum parking standard.

# Other Key Standards - Landscaping

A parking lot with must provide landscaping along any street frontage.

In Compact Context Area: 6 feet wide

In Metro Context Area: 10 feet wide

Interior Parking Lot Landscaping now required if lot includes 15 or more spaces.

(Old ordinance required interior landscaping only if 100 or more spaces )

See p. 622+ / p. 524+



# Other Key Standards - Lighting

## ■ Clarified Lighting Standards for Parking Areas

Table 744-604-1: Light Level Standards (in foot-candles)					
Use	Minimum at Entrances	Minimum for Walkways & Parking Areas	Maximum Average for Walkways & Parking Areas	Maximum at Non-Right-of-Way Property Line	Maximum at Right-of-Way
Residential Uses	2.0	0.8	1.5	1.0	1.0
Automobile Fueling Station; Financial and Insurance Services; Food, Beverage, and Indoor Recreation & Entertainment; Retail, Light General; Grocery Store; Liquor Store; Pawn Shop; or Commercial Parking Garage Uses	4.0	2.0	4.5	1.0	2.0
All Other Uses (including Mixed-Use Development)	3.0	1.0	2.5	1.0	2.0

Lighting fixtures must have full cutoff features.

See p. 639 / *p. 541*

# Questions and Discussion

***Download the new ordinance at:***

[http://www.indy.gov/eGov/City/DMD/  
Current/Pages/ordinance.aspx](http://www.indy.gov/eGov/City/DMD/Current/Pages/ordinance.aspx)